

Transitional Development Areas

The transitional development areas (Exhibit 3.3.1.) are intended to link commercial areas located along major arterials to nearby neighborhoods through intermediate scale buildings¹, land use intensity and innovative design. One of the primary tasks of the neighborhood planning workshops was to identify where 1) new corridor and neighborhood unit development should occur and how those areas would be unified through transitional uses and 2) existing land use conditions would warrant added transitioning to provide adequate buffering to existing residential areas.

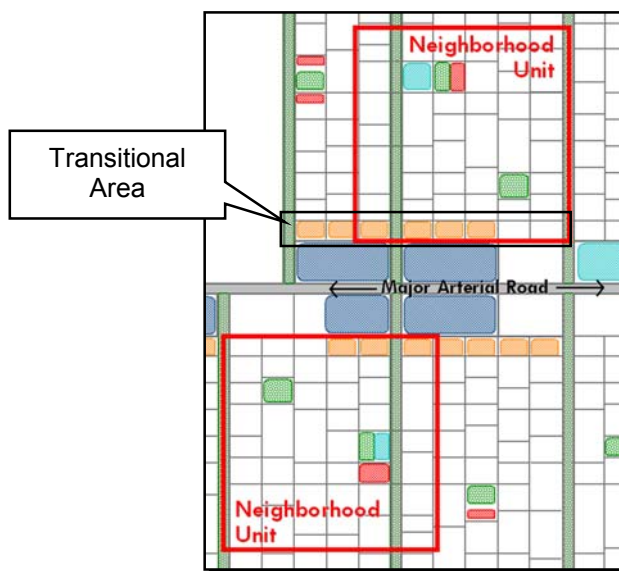


Exhibit 3.3.1. Schematic of a Transitional Development Area

The *Final Report* identifies live/work units as one type of appropriate transitional use. Most of the neighborhood groups expressed some concern that live/work units only might be too limiting. Therefore, each of the neighborhood planning groups was asked to develop a list of other possible uses that they would consider appropriate for transitional areas within their neighborhood. There was also some consideration for appropriate building height and scale within these transitional areas. Through the neighborhood planning process, two transitional applications have been developed—one for the Cerrillos Road Corridor and the other for the Airport/Rodeo Road Corridor that could also be expanded to include new development areas on the south side of Agua Fria Road.

The existing land use intensity and building scale vary significantly between Cerrillos and Airport Roads.² Within the planning boundary, the study area segment of Cerrillos Road is dominated by either regional retail malls or large scale, single-use retailers that tend to serve a larger regional market. Airport Road, in contrast, has

¹ Based on Principle 7 of the *Final Report*.

² As noted in Principle 6 of the *Final Report*, there is a strong desire to avoid a repetition of the large scale, single-use development pattern that prevails along Cerrillos Road.

developed at a scale more in keeping with neighborhood or community. In addition, much of the immediate arterial frontage along Cerrillos Road is already developed, however, there are a considerable number of tracts that remain undeveloped along the Airport Road corridor.

Because of the differences in these patterns, the neighborhood planning groups created two types of transitional areas –one for each of the corridors. First, the Cerrillos Road Corridor would require two “tiers” of transition³ since the “step back” from intense regional retail to residential would be fairly dramatic. The intermediate transitioning would apply to both buildings scale and mass and well as land use intensity. As an example⁴ of intermediate building scaling, the C-2, General Commercial Zoning District, which is the most widely applied zoning along Cerrillos Road, allows for a building height maximum of forty-five feet (45'). In contrast, a “hypothetical” new neighborhood unit area zoned as R1-R5 under the City’s zoning regulations would allow for a maximum height not to exceed twenty-four feet (24'), requiring a twenty-one foot (21') step down in height reduction that would have to occur within the transitional areas. This could be accomplished by establishing a height limitation within the first transitional area of thirty-five feet (35') that would be further reduced to twenty-four feet in the transitional two area. Land use intensity reduction is based on similar theory. A comparable example might include the following scenario; within the corridor area (assuming C2 zoning) there might be grocery and office supply anchors with smaller ancillary retail/service establishments. Within transition area one, there might be a post office or other public facilities and a medical clinic. Transition two might then contain professional /medical offices in combination with live/work units.

Since land use intensities within the Airport Road corridor are significantly lower than in the Cerrillos Road corridor, only one transitional area would be required. In developing a list of appropriate uses for the corridor areas, the uses that were suggested for transition area two within the Cerrillos Road corridor closely mirrored the uses that were deemed appropriate for the Airport Road corridor. In addition, any land uses included in the transition two area could be applied within transition area one.

Based on input from the neighborhood planning units, the following land uses have either been suggested or considered appropriate for each of the transition types. These uses are proposed recommendations that should be taken into consideration when zoning districts are applied or are created. These lists are not intended to be all inclusive—the application of zoning, whether it be under the City of Santa Fe’s Chapter 14, the Extraterritorial Zoning Ordinance or the Santa Fe County Land Development Code, will ultimately define what uses are permitted or prohibited in each case.

Transition Area One:

³ For further details on the Transition #1 and #2 development areas, see the Cerrillos Road Corridor Plan Area section.

⁴ For illustration purposes only. The development standards applied through zoning will dictate building height, setbacks, etc....

- Live/work units
- Medical offices
- Apothecary or drug stores⁵
- Professional or other business-related offices
- Public facilities such as post offices, public safety stations, libraries and schools/educational centers
- Institutional uses such as medical clinics, nursing homes, museums, churches, private secondary schools, training centers
- High and medium density residential⁶ and assisted living centers (not to exceed two stories where abutting existing or proposed residential)
- *Smaller local-serving retail or service establishments* such as local office suppliers, dry cleaning, coffee shops, copy centers, neighborhood bookstores
- “Sit-down” eating establishments or restaurants
- Small animal veterinary centers or pet supply centers (no outdoor boarding where adjacent to existing or proposed residential)
- Day care facilities
- Plazas and public amenities, open space, parkland
- Plant nurseries (where building scale and footprint are compatible to adjacent transitional uses)
- Banking and ATM facilities (limited number of drive-through bays)
- Arts and crafts galleries, studios, or shops (of appropriate neighborhood scale)
- Beauty and/or barber shops
- Public utility substations
- Limited service motels/hotels that are not directly adjacent to existing or proposed residential areas

Transition Area Two, Airport Road Transitional Areas, Mixed-use Development:

- Live/work units
- Medical and professional offices (office building height should be compatible to neighboring residential)
- Professional or other business-related offices
- Public facilities such as post offices, public safety stations, libraries and schools/educational centers (that do not take primary access through residential areas)
- Institutional uses such as *small* medical clinics, nursing homes, museums, churches, private elementary schools
- Medium density residential⁷ and assisted living centers that are compatible in scale to adjacent residential
- “Sit-down” eating establishments or restaurants

⁵ Since these uses are intended as more neighborhood-oriented services, it was recommended that drugs stores and other retail establishments not be permitted to include package liquor sales as part of the primary or ancillary use.

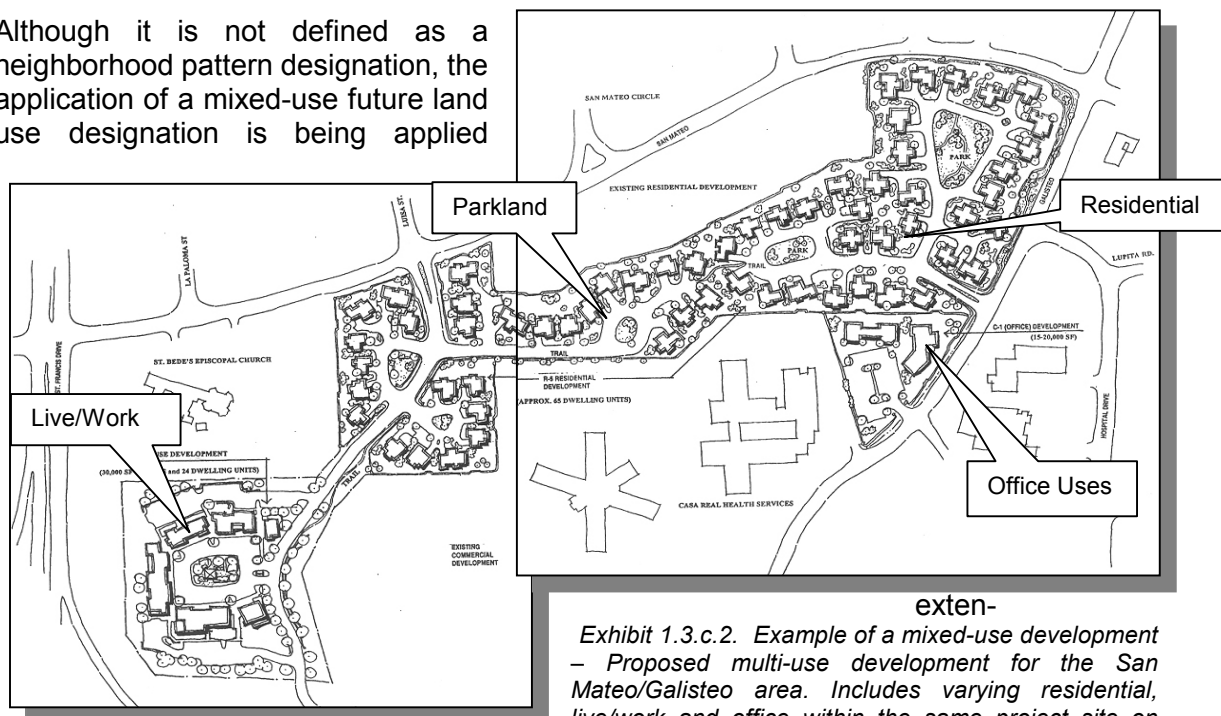
⁶ High and medium density residential should be considered on a case-by-case basis since there are site specific compatibility issues that may need to be addressed. This would apply within either the transition one or two areas.

⁷ See footnote #6. High density residential may be also appropriate *within the Cerrillos Road Corridor* where there is additional buffering (such as natural environmental features, parks or open space) to adjacent lower density residential.

- Day care facilities
- Plazas and public amenities, open space, parkland
- Arts and crafts galleries or studios
- Beauty and/or barber shops
- Bed and breakfast inns

In order to accommodate transitional land use patterns within the City General Plan, it will be necessary to create a new future land use classification⁸. It is recommended that this new designation be combined with the proposed mixed-use future land use designation since they share common patterns, uses and purpose. They both are intended to create a self-contained, interactive place that encourages internal and external connections, land use relationships and walkability. In the case of mixed-use, the combination of residential/non-residential uses would occur within the same project site. In contrast, the transitional area may be limited to a single-use project, but when combined with the adjacent commercial and residential, would function as a multi-use project.

Although it is not defined as a neighborhood pattern designation, the application of a mixed-use future land use designation is being applied



exten-
Exhibit 1.3.c.2. Example of a mixed-use development – Proposed multi-use development for the San Mateo/Galisteo area. Includes varying residential, live/work and office within the same project site on approximately 27 acres (courtesy of Santa Fe Planning Group)

sively throughout the Southwest Planning Area to accommodate and reflect the current land use patterns. There are many applications of live-work scenarios that exist throughout the study area, therefore, a mixed-use land use category is essential to the master planning process. Mixed-use, as applied within the Southwest Area, is meant to

⁸ The City Council adopted the new future land use classification referred to as "Mixed-use/Transitional" by Resolution 2001-82 (November, 2001).

encompass both the traditional land use practices⁹ as well as provide a mechanism for future mixed-use development (see Exhibit 1.3.c.2.- Example of a type of Mixed-Use Development). With respect to appropriate uses, mixed-use development should always include both residential and nonresidential uses, live/work serving as the prime example of a mixed-use scenario. There is a strong desire within nearly all of the neighborhood planning areas to provide for future mixed-use areas that would allow for eclectic, innovative projects, particularly live/work opportunities and art studios/galleries. The uses that are listed within the transitional two area would be considered appropriate with the addition of smaller retail and service-related establishments that are intended to serve the residential uses as well as live-work units. Live/work with light manufacturing may be also considered where additional buffering and setbacks have been provided to the adjacent residential areas and where specific performance standard measures have been satisfied.

⁹ Traditional live-work scenarios often include residential in combination with light industrial/manufacturing, agricultural or home business type uses. The master planning process attempts to recognize the value of these traditional practices that are common in the Southwest Planning Area and, through mixed-use, creates a future land use classification to accommodate the traditional land use patterns.